



**TOWN OF LOS GATOS**  
**PLANNING COMMISSION MEETING**  
**ACTION MINUTES**  
**TOWN COUNCIL CHAMBERS**  
**110 E. MAIN STREET**  
**WEDNESDAY, January 26, 2005 -- 7:00 P.M.**

Please refer to compact disk #01-26-05 to hear the entire proceedings of this meeting.

**ROLL CALL:**

Present: Phil Micciche, Chair; D. Michael Kane, Thomas O'Donnell, Lee Quintana, Joanne Talesfore and Morris Trevithick

Absent: Michael Burke, Vice Chair

Others: Community Development Director Bud Lortz, Assistant Community Development Director Randy Tsuda, Associate Planner Suzanne Davis, Associate Civil Engineer Fletcher Parsons and Town Attorney Orry Korb

**VERBAL COMMUNICATION**

Ray Davis Commented on clean up and safety issues on Hwy 9, Measure G in Saratoga and the hazard of electromagnetic field from a telecommunications antenna near Stratford School on Kensington Way.

**APPROVAL OF MINUTES**

January 12, 2005 - Motion by Commissioner O'Donnell and seconded by Commissioner Quintana to approve meeting minutes as amended to include sections cited from the Telecommunications Ordinance by Commissioner Quintana on Item #1/402 More Avenue. Approved unanimously as amended 6-0 with Commissioner Burke excused.

**CONSENT CALENDAR** - None

**CONTINUED PUBLIC HEARING** - None

**NEW PUBLIC HEARINGS**

ITEM 1 **234 Oak Meadow Drive**  
Architecture and Site Application S-00-55  
Negative Declaration ND-01-6

Requesting approval to demolish an existing office building and to construct a new office building on property zoned O. No significant environmental impacts have

been identified as a result of this project and a Mitigated Negative Declaration is recommended. APN 529-10-125.

PROPERTY OWNER/APPLICANT: Oak Meadow Center, LLC

PUBLIC TESTIMONY BY Rex Morton, Geri Miller, Ray Davis and Dr. Seiji Shiba

**MOTION:** Motion by Commissioner O'Donnell and seconded by Commissioner Trevithick to approve Architecture and Site application S-00-55. The required findings were made and the application incorporated conditions as noted in Exhibit B of the report dated January 21, 2005 and Desk Item dated January 26, 2005, with the added conditions as follows:

3. **OFFICE USE.** A maximum of seven doctors/dentists may occupy the building.
4. **DEED RESTRICTION.** Prior to issuance of a building permit, a deed restriction shall be recorded by the applicant with the Santa Clara County Recorder's Office stating that the number of doctors that may occupy the building is restricted to seven.
9. **COMMUNITY BENEFIT.** The applicant shall enter into an agreement with the Town for provision of the community benefits being offered with the project. The agreement shall include details on the timing and implementation of each item and shall be approved by the Town Attorney and the Director of Community Development prior to issuance of any building permits for the project. The agreement shall include the following:
  - a. \$5,000 contribution to the restoration of the airplane at Oak Meadow Park
  - b. Installation and maintenance of a bonsai garden on the project site
  - c. Investigation and possible modifications to the retaining wall on the adjacent property across Oak Meadow to improve sight line distances
  - d. Extension of sidewalk from the property to Roberts Road or payment of a sidewalk in-lieu fee for later installation of the sidewalk.
  - e. Installation of a bus shelter and bench
  - f. Maintenance of Oak Meadow Drive along the property frontage.
10. **SIGN.** A sign shall be installed to discourage cut-through traffic on Oak Meadow Drive to the satisfaction of the Director of Community Development. The sign shall be installed prior to issuance of an occupancy permit.
11. **SITE ADDRESS.** The applicant shall investigate whether the building address may be changed to Blossom Hill Road, and if acceptable to the Fire and Police Departments, the address shall be changed through the Town Clerk's office.
13. **REPLACEMENT TREES.** A minimum of ten 24-inch box trees shall be planted to mitigate the loss of trees being removed. Trees shall be added to augment the vegetative screening along Blossom Hill and Roberts Roads to the satisfaction of the Consulting Arborist and the Director of Community Development.

Motion carried 4-2-1 with Commissioners Quintana and Talesfore dissenting and Commissioner Burke excused. Commissioner Quintana dissented noting inconsistencies with the following General Plan policies:

General Plan Goals and Policies/Land Use - L.P.1.1.; L.P.1.4.; L.P.3.1.; L.G.3.1.; L.P.3.3.; L.P.3.5.; Community Design Element - C.D.P.1.5.; C.D.P.1.7.; C.D.P.1.8.; C.D.P.1.9.; C.P.P.1.12. (Complete discussion is available on Audio CD #01-26-05.)

*Appeal rights recited by Mr. Korb.*

ITEM 2      **15315 Kennedy Road**  
Architecture and Site Application S-05-014

Requesting approval to construct a new residence and caretaker's unit on property zoned HR-2½. APN 537-21-004.

PROPERTY OWNER: Alex Gorovitz

APPLICANT: Summers & Novick

PUBLIC TESTIMONY by Leon Summers, Ray Davis, Jeanne Drexel and Pari Jamshidi.

MOTION: Motion by Commissioner Kane and seconded by Commissioner O'Donnell to continue hearing to a date certain. Item continued to February 23, 2005. Mr. Lortz commented that all materials for this meeting will need to be submitted by February 9, 2005.

Motion carried 6-0 to continue this item to a date certain. Commissioner Burke excused.

**CONTINUED OTHER BUSINESS** - None

**NEW OTHER BUSINESS**

Sub-Committee Reports

Architectural Standards/Hillside Committee - Commissioner Quintana reported on the Committee's discussion of the Hillside Standards and made recommendations.

General Plan Committee - Commissioner O'Donnell reported on the discussion of the Commercial Design Guidelines and hillside architecture.

Report from Director of Community Development - Mr. Lortz reported on a requested study session for the Highlands of Los Gatos, a pending hillside Planned Development. The Commission discussed and agreed to a study session at the Planning Commission meeting on February 23, 2005.

**ADJOURNMENT**

Chair Micciche adjourned the meeting at approximately 9:20 P.M.

TOWN OF LOS GATOS PLANNING COMMISSION  
January 26, 2005

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Phil Micciche, Chair

APPROVED AS TO FORM AND ATTEST:

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Randy Tsuda  
Assistant Director of Community  
Development

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Bud N. Lortz  
Director of Community Development

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